

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0188**P.C. DATE:** June 13, 2017**SUBDIVISION NAME:** Easton Park Section 2C Preliminary Plan**AREA:** 120.49 acres**LOT(S):** 304**OWNER/APPLICANT:** Carma Easton , LLC
(Logan Kimble)**AGENT:** KitchenTable Civil Solutions
(Jonathan Fleming)**ADDRESS OF SUBDIVISION:** 8304 Sassman**GRIDS:** MK13**COUNTY:** Travis**WATERSHED:** Cottonmouth**JURISDICTION:** Limited Purpose/ETJ**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**PROPOSED LAND USE:** Residential – Single Family & Multi-family; park/greenbelt/open space/landscape/drainage easement lots, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.**DEPARTMENT COMMENTS:** The request is for the approval of the Easton Park 2C Preliminary Plan. The plan is comprised of 304 lots on 120.49 acres, proposing 284 residential lots, 2 multi-family lots and 18 park/greenbelt/open space/landscape/drainage easement lots, and approximately 18,017.8 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan as it meets all applicable state, county and City of Austin LDC requirements.**CASE MANAGER:** Sue Welch, Travis County Single Office
Email address: Sue.Welch@traviscountytx.gov**PHONE:** 512-854-7637


EASTON PARK SECTION 2C SUBDIVISION
PRELIMINARY PLAN

8304 SASSMAN ROAD


±4100 LF EAST OF INTERSECTION AT THAXTON ROAD AND SASSMAN ROAD

TRAVIS COUNTY AND THE CITY OF AUSTIN ETJ, TEXAS

SUBMITTAL DATE: JANUARY 27, 2016



AUSTIN WATER
Utility Development Services Division
625 East 10th Street, Suite 715
Austin, Texas 78701



Osmane Tnoore, P.E.
Pekelon Land Solutions
7004 Bee Cave Rd. Building 2, Suite 100
Austin, Texas 78746

Re: **Letter of Water Service Approval**
Pilot Knob MUD No. 2 & 3: Easton Park Section 2C
Utility Infrastructure Review for Water (UIR-PK3-012)

Dear Mr. Tnoore:

Austin Water (AW) has reviewed your submittal for the above referenced Utility Infrastructure Review (UIR) project and is issuing this letter in accordance with Sections 6.04 of the Consent Agreements for the Pilot Knob Municipal Utility District No. 2 and No. 3 (the "Agreement") and in keeping with all current rules and regulations. In accordance with Section 5.04 of the Agreement, all development, construction, and infrastructure shall comply with City design standards, specifications, and requirements.


Based on the following submitted project specifications:
267 Single-Family Homes, 309 Multi-Family Units
Subject Tract Area: 119 Acres
Water Pressure Zone: South Reduced
Flow (estimated peak hour flow, gallons per minute): 1,057 GPM
Fire flow requirement of 1,500 gpm submitted in the engineering calculations received from Jenike Mead, P.E. of Pekelon Land Solutions on December 23, 2015.


Based on the aforementioned project specifications and the results of the UIR, AW has confirmed the level of service and the appropriateness of the type, sizing, and alignment of the proposed water infrastructure. The proposed water service plan is conceptually depicted on the Preliminary Plan Overall Exhibit, dated 07/12/2016 and attached to this letter. Minimally, the proposed water infrastructure includes, but is not limited to:

- Construction of a 36-inch South pressure zone water transmission main (WTM) from the 24-inch stub off of the 48-inch South pressure zone WTM (Project 2009-0073) in E William Cannon Dr and installation of an appropriately sized Pressure Reducing Valve (PRV) station (minimum 4-inch and 8-inch for max dep and fire flow) off of the 24-inch/36-inch WTM near this connection. **These water improvements are also proposed by Easton Park Sections 1B, 1C, 2A and 2B.**
- Construction of approximately 2,500 feet of 36-inch South pressure zone WTM from the PRV station (item 1) south along Colton Bluff Springs Rd and southeast along Apogee Blvd (through Section 2A). **These water improvements are also proposed by Easton Park Sections 2A and 2B.**
- Construction of approximately 4,100 feet of 36-inch South pressure zone WTM from the proposed 36-inch WTM (item 2) south along Apogee Blvd and west along Ausblick Ave (through Section 2B). **These water improvements are also proposed by Easton Park Section 2B.**
- Construction of approximately 1,200 feet of 36-inch South pressure zone WTM from the proposed 36-inch WTM (item 3) southwest along Ausblick Ave to future Slaughter Ln and approximately 2,800 feet of oversized 36-inch South pressure zone WTM to east along future Slaughter Ln to the existing 48-inch South pressure zone WTM in Thaxton Rd (South pressure zone, Project 2009-0059). The 36-inch WTM may be constructed in phases as the roadway construction progresses, as approved by A.W.; however, water meters will not be issued within Section 2C until it has been constructed and final accepted. Per Section 6.07 of

- the Agreement, Applicant may request cost participation for the requested oversized from 24 to 36-inch of the 2,800 feet of 36-inch WTM in future Slaughter Ln.
- Installation of an appropriately sized Pressure Reducing Valve (PRV) station off of the 36-inch South pressure zone WTM (item 4) near the intersection of Ausblick Ave and future Slaughter Ln.
 - Construction of approximately 2,400 feet of 24-inch South Reduced pressure zone WTM from the proposed PRV station (item 3) east along future Slaughter Ln across the subject tract. A closed boundary valve shall also be installed between the 24-inch and 36-inch WTM. The 24-inch WTM may be constructed in phases as the roadway construction progresses, as approved by A.W.
 - Construction of approximately 2,300 feet of 12-inch South Reduced pressure zone water main from the PRV station (item 1) and extending south and west along Colton Bluff Springs Rd to Bestside Bend and approximately 3,500 feet of 12-inch South Reduced pressure zone water main extending south along Bestside Bend to Ausblick Ave. Applicant shall connect the proposed 12-inch and 36-inch water mains with a closed boundary valve near the intersection of Colton Bluff Springs Rd and Apogee Blvd. **These water improvements are also proposed by Easton Park Sections 1B, 2A and 2B.**
 - Construction of approximately 4,300 feet of 12-inch South Reduced pressure zone water main from the proposed 12-inch water main at Ausblick Ave (item 7) and extend south and east through the subject tract and connect to the 24-inch South Reduced pressure zone WTM in future Slaughter Ln (item 6) at Ausblick Ave and at Apogee Blvd. The water distribution system within the subject tract shall be appropriately sized to meet the 1,500 gpm fire flow requirement, interconnected to the water distribution system within Section 2B at a minimum of two locations, and connected to the proposed 24-inch South Reduced pressure zone WTM in future Slaughter Ln at a minimum of two locations.
 - Individual pressure reducing valves shall be installed on the property owner's side of the meter per City of Austin Code.

Some of the proposed water improvements described above are also proposed to be constructed by other development sections. **If the Applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant.** Water service for this project can be provided based upon the above minimum water improvements and plan approval within the Pipeline Engineering utility plan review process. This letter must be submitted with your site development plans.

Approved by:  7/13/16
Colleen Kirk, P.E.
Utility Development Services Division
Austin Water
Date

Agreed to by:  12-7-2016
Osmane Tnoore, P.E.
Pekelon Land Solutions
Date

- Attachments:
- Water UIR Map
 - Easton Park Section 2C Subdivision Preliminary Plans, UIR - Water Exhibit



MAPSCO PAGE 705R, 705M, 705H, 705G, 705L - COA GRID# K11, K12

LEGAL DESCRIPTION

BEING AN 120.49 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF 232.233 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 198.302 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 42.558 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 37.390 ACRE TRACT OF LAND DESCRIBED AS TRACT 2B IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2008178828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 22.927 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2011068825 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 20.041 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015165241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

- THIS PROJECT IS LOCATED IN COTTONMOUTH CREEK, SOUTH FORK DRY CREEK AND NORTH FORK DRY CREEK WATERSHEDS, WHICH ARE ALL CLASSIFIED AS SUBURBAN WATERSHEDS.
- A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE A 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0615J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6, 2016.
- THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PRELIMINARY PLAN IS SUBJECT TO PUD ORDINANCE NO. 20170302-014.
- THIS PRELIMINARY PLAN IS SUBJECT TO THE PHASING AGREEMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, INCLUDING THE REQUIREMENTS ASSOCIATED WITH THE FIRST FINAL PLAT THAT RELIES UPON THE UTILIZATION OF THE REQUIRED OFF-SITE DRAINAGE FACILITIES. THE REQUIREMENTS FOR THE REQUIRED OFF-SITE DRAINAGE FACILITIES INCLUDE THE DEDICATION OF EASEMENTS, POSTING OF FISCAL SECURITY AND INCLUSION IN THE ASSOCIATED CONSTRUCTION DOCUMENTS.



AUSTIN WATER
Utility Development Services Division
625 East 10th Street, Suite 715
Austin, Texas 78701



Osmane Tnoore, P.E.
Pekelon Land Solutions
7004 Bee Cave Rd. Building 2, Suite 100
Austin, Texas 78746

Re: **Letter of Wastewater Service Approval**
Pilot Knob MUD No. 2 & 3: Easton Park Section 2C
Utility Infrastructure Review for Wastewater (UIR-PK3-013)

Dear Mr. Tnoore:

Austin Water (AW) has reviewed your submittal for the above referenced Utility Infrastructure Review (UIR) project and is issuing this letter in accordance with Section 6.04 of the Consent Agreements for the Pilot Knob Municipal Utility District No. 2 and No. 3 (the "Agreement") and in keeping with all current rules and regulations. In accordance with Section 5.04 of the Agreement, all development, construction, and infrastructure shall comply with City design standards, specifications, and requirements.

Based on the following submitted project specifications:
267 Single-Family Homes, 309 Multi-Family Units
Subject Tract Area: 119 Acres
Wastewater Drainage Basin: Cottonmouth
Flow (estimated peak wet weather flow, gallons per minute): 391 GPM

Based on the aforementioned project specifications and the results of the UIR, AW has confirmed the level of service and the appropriateness of the type, sizing, and alignment of the proposed wastewater infrastructure. The proposed wastewater service plan is conceptually depicted on the UIR - Wastewater Exhibit, dated 07/12/2016 and attached to this letter. Minimally, the proposed wastewater infrastructure includes, but is not limited to:

Phase I Improvements

- Phase I improvements shall provide service up to 130 gpm Average Daily Flow (ADF) combined discharge to the Pilot Knob Pump-and-Lift Station (PKPLS) from all development within the MUD. This is equivalent to approximately 764 L.I.E.s.
- Construction of approximately 1,600 feet of 24-inch (minimum) gravity wastewater interceptor along Cottonmouth Creek between PKPLS and Colton Bluff Springs Rd (through Section 2A). **These wastewater improvements are also proposed by Easton Park Sections 2A and 2B.**
- Construction of approximately 3,600 feet of 24-inch (minimum) gravity wastewater interceptor from the proposed 24-inch gravity wastewater interceptor in Colton Bluff Springs Rd (item 2) and extending south along the main branch of Cottonmouth Creek (through Section 2B). **These wastewater improvements are also proposed by Easton Park Section 2B.**
- Construction of approximately 1,200 feet of 24-inch (minimum) gravity wastewater interceptor from the proposed 24-inch gravity wastewater main at the southern boundary of Section 2B (item 3) and extending south along the main branch of Cottonmouth Creek to future Slaughter Ln.
- The proposed 24-inch gravity wastewater interceptor (items 2-4) shall be designed at a depth that will allow future gravity wastewater service for the wastewater drainage basin on both sides of Cottonmouth Creek.

6. Dedication of appropriately sized wastewater easement(s) from the proposed 24-inch gravity wastewater main within Section 2B (item 3) and extending west and south to the MUD boundary, as approximately shown on Exhibit M-4 of the Agreement. **These wastewater easement(s) are also proposed by Easton Park Section 2B.**

7. Construction of approximately 2,300 feet of appropriately sized gravity wastewater main (minimum 12-inch) from the proposed 24-inch gravity wastewater interceptor within Section 2B (item 3) and extending southeast along the tributary to Cottonmouth Creek to future Slaughter Ln.


8. Construction of an appropriately sized (minimum 8-inch) gravity wastewater collection system within the subject tract.

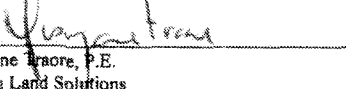
Phase II Improvements

- Phase II improvements will be triggered when the combined discharge to PKPLS from all development within the MUD exceeds 130 gpm ADF.
- Construction of approximately 11,000 feet of 30-inch gravity wastewater interceptor along Cottonmouth Creek from the existing 30-inch gravity wastewater interceptor located north of the subject tract and Dee Gabriel Collins Rd at Cottonmouth Creek (Project 2014-0016) and extending south to the downstream end of the proposed 24-inch gravity wastewater interceptor constructed under Phase I. **These wastewater improvements are also proposed by Easton Park Sections 1B, 2A and 2B.**
- Abandonment of PKPLS and force main and diversion of the wastewater flows from PKPLS to the proposed 30-inch gravity wastewater interceptor. **These wastewater improvements are also proposed by Easton Park Sections 1B, 2A and 2B.**

Per the Agreement, upon the date that the District exceeds its capacity of 130 gpm ADF for PKPLS for three consecutive 30-day periods, the Developer shall have 180 days to divert wastewater flows going to PKPLS to the City's 84-inch wastewater interceptor via the proposed 30-inch wastewater interceptor to be constructed under Phase II of this UIR. If the flows have not been diverted within 180 days, the City, at its discretion, will not approve any further preliminary plans, construction plans, and final plans until PKPLS is decommissioned and those wastewater flows are permanently transported to the City's 84-inch wastewater interceptor.

Some of the proposed wastewater improvements described above are also proposed to be constructed by other development sections. **If the Applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant.** Wastewater service for this project can be provided based upon the above minimum wastewater improvements and plan approval within the Pipeline Engineering utility plan review process. This letter must be submitted with your site development plans.

Approved by:  7/15/16
Colleen Kirk, P.E.
Utility Development Services Division
Austin Water
Date

Agreed to by:  07-15-2016
Osmane Tnoore, P.E.
Pekelon Land Solutions
Date

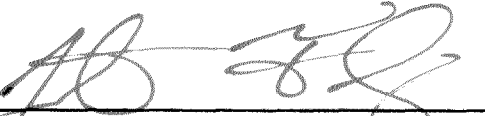
- Attachments:
- Wastewater UIR Map
 - Easton Park Section 2C Preliminary Plan Overall Exhibit

SHEET INDEX

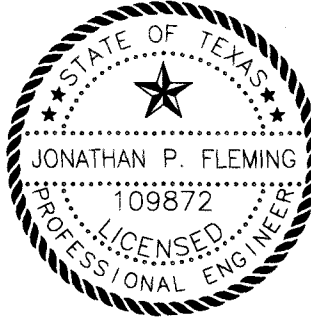
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PRELIMINARY PLAN OVERALL
4	PRELIMINARY PLAN A
5	PRELIMINARY PLAN B
6	PRELIMINARY PLAN C

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN, TRAVIS COUNTY SINGLE SUBDIVISION OFFICE MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 30, LAND DEVELOPMENT CODE.

SUBMITTED BY:


JONATHAN P. FLEMING, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 109872
KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HWY, SUITE 315
AUSTIN, TEXAS 78731
PHONE: (512) 758-7474

5/15/2017
DATE



COVER SHEET

EASTON PARK SECTION 2C PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

KITCHEN TABLE
CIVIL SOLUTIONS

Brookfield
Residential

6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL: (512) 758-7474
TBP# FIRM NO. F-18129

EASTON PARK SECTION 2C PRELIMINARY PLAN

DRAWN / DESIGNED BY: PB / KR

EIT / PROJECT MANAGER: AS / JF

SIR PROJECT MANAGER: PC

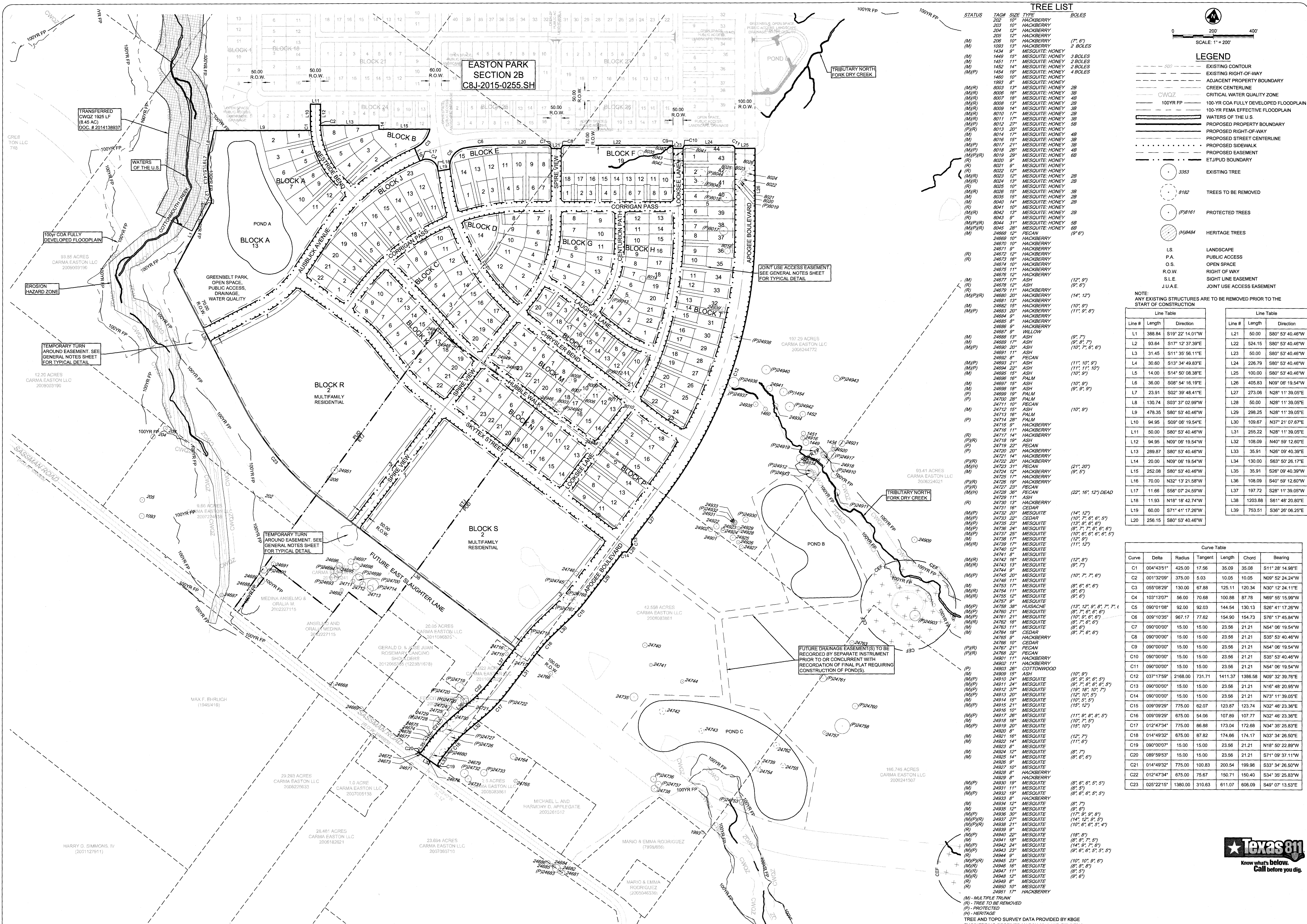
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SHEET

1

1 OF 6

CBJ-2016-0188



KITCHEN TABLE
CIVIL SOLUTIONS

6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78747
TYPE FIRM NO. F-18129

Brookfield
Residential

PRELIMINARY PLAN OVERALL

EASTON PARK SECTION 2C PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
JONATHAN P. FLEMING
103672
LICENSED PROFESSIONAL ENGINEER
21617

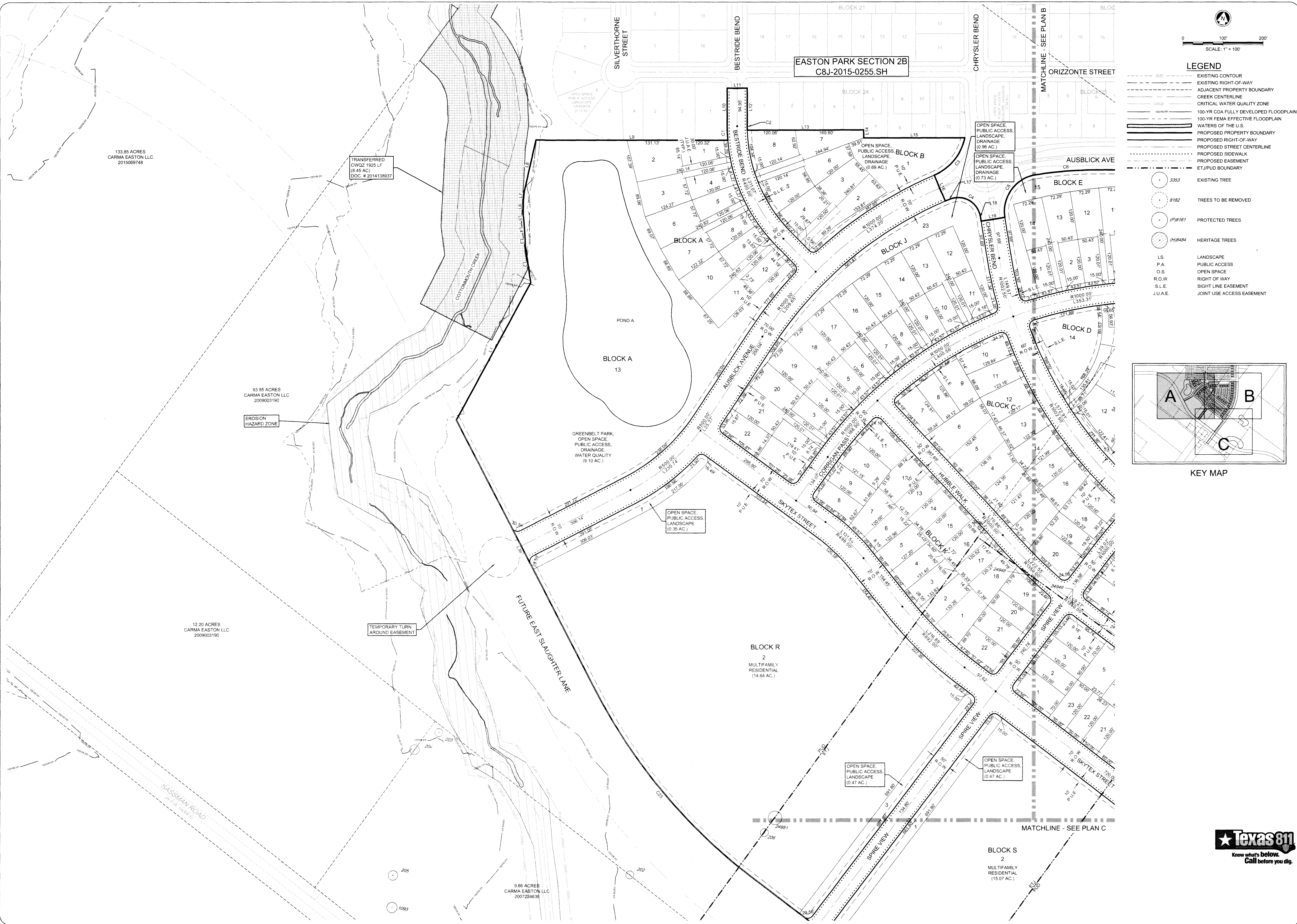
DRAWN / DESIGNED BY: PB / KR
EIT / PROJECT MANAGER: AS / JF
SR. PROJECT MANAGER: PC
PROJECT NO. BCE16002-00

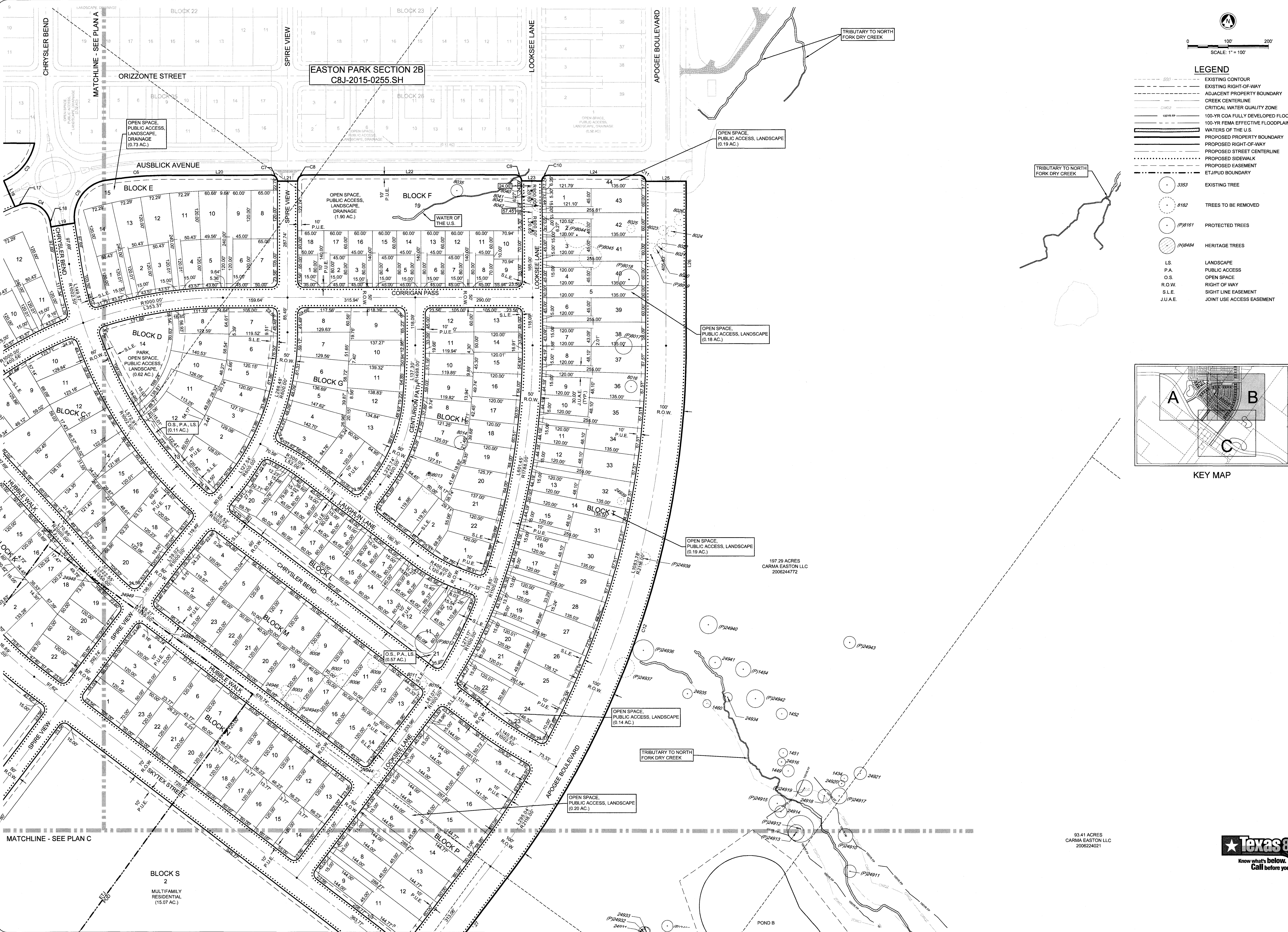
SHEET

3

3 OF 6

C8J-2016-0188





LEGEND

- EXISTING CONTOUR
- EXISTING RIGHT-OF-WAY
- ADJACENT PROPERTY BOUNDARY
- CREEK CENTERLINE
- CRITICAL WATER QUALITY ZONE
- 100-YR COA FULLY DEVELOPED FLOODPLAIN
- 100-YR FEMA EFFECTIVE FLOODPLAIN
- WATERS OF THE U.S.
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED STREET CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- ET/JUPD BOUNDARY

EXISTING TREE

TREES TO BE REMOVED

PROTECTED TREES

HERITAGE TREES

LS. LANDSCAPE

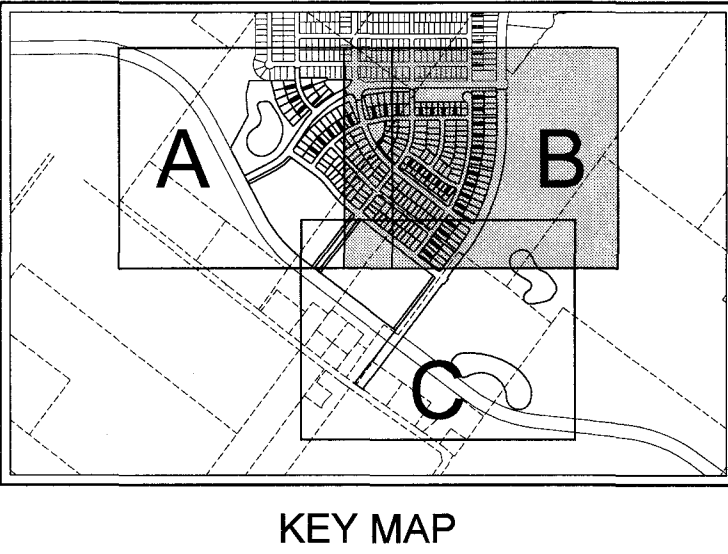
P.A. PUBLIC ACCESS

O.S. OPEN SPACE

R.O.W. RIGHT OF WAY

S.L.E. SIGHT LINE EASEMENT

J.U.A.E. JOINT USE ACCESS EASEMENT



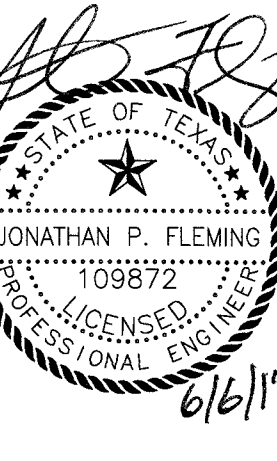
KITCHEN TABLE
CIVIL SOLUTIONS

6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL: (512) 758-7474
TBE FRM NO. F-16129

Brookfield
Residential

PRELIMINARY PLAN B

EASTON PARK SECTION 2C PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS



DRAWN / DESIGNED BY: PB / JKR

EIT / PROJECT MANAGER: AS / JF

SR. PROJECT MANAGER: PC

PROJECT NO.: BCE16002-00

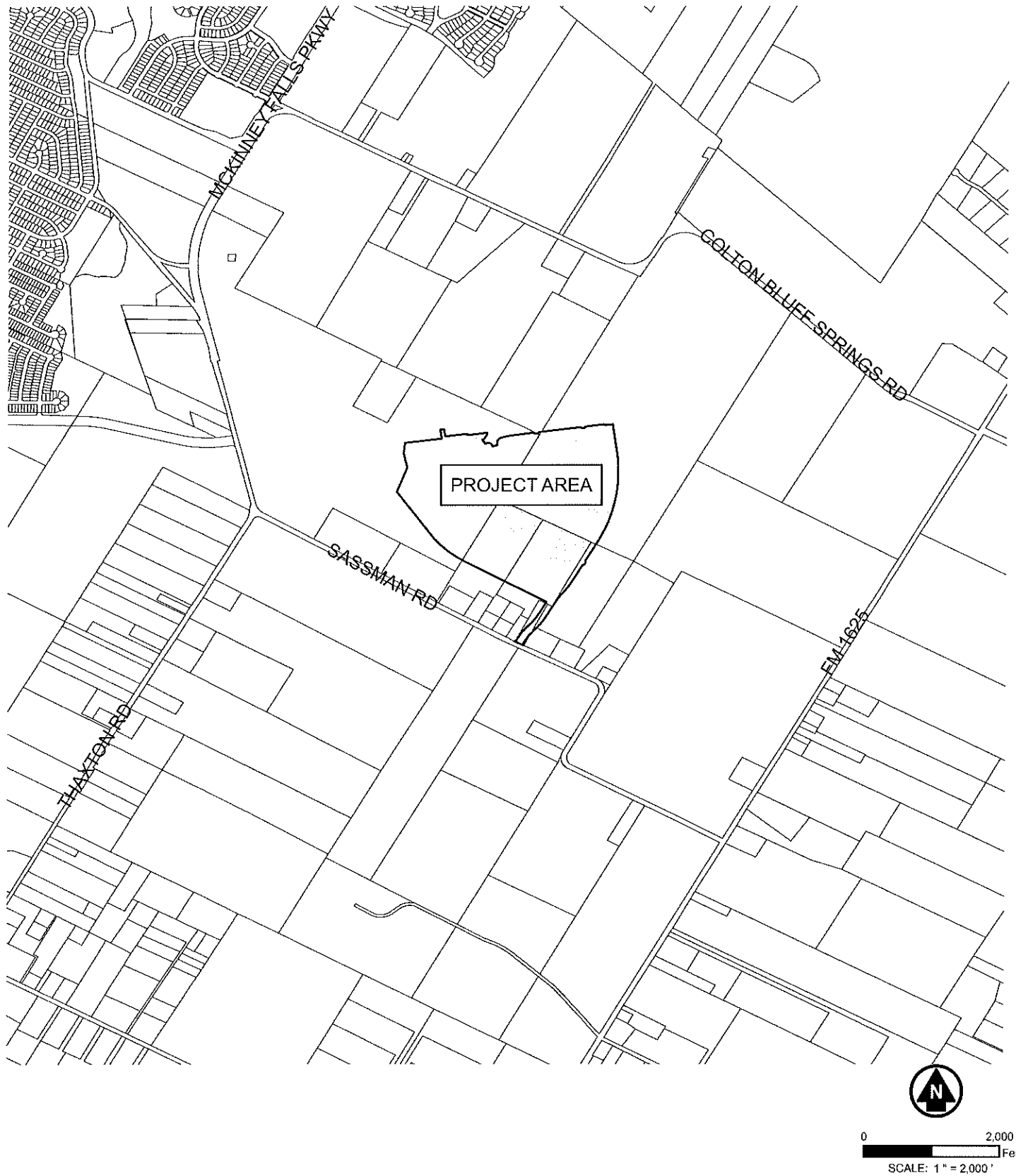


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CARMA EASTON, LLC
2006224021

197.28 ACRES
CARMA EASTON, LLC
2006244772



Drawing: L:\PROJECT\Brookfield\BCE16002-00 - Easton Park Section 2C Prelim Plan\GIS\Exhibits\8.5x11 LOCATION MAP.mxd



KITCHEN TABLE
CIVIL SOLUTIONS

6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

Brookfield
Residential

LOCATION MAP

EASTON PARK SECTION 2C
AUSTIN, TRAVIS COUNTY, TEXAS

EXH 1